

GREEN & CO





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Description

Much improved by the current owner, this charming two-bedroom end-of-terrace home offers stylish, modern living in a sought-after residential area close to excellent local amenities, and is available with no onward chain. To the front, the property benefits from convenient parking, while a garage in a nearby block provides additional storage or secure parking options. Inside, the home has been thoughtfully updated, featuring tilt-and-slide double-glazed windows, smart hard flooring and attractive replacement timber internal doors that enhance both comfort and aesthetic appeal. The property also boasts a replacement electrical consumer unit and a boiler installed in 2015, ensuring peace of mind and energy efficiency. With its blend of contemporary finishes and practical upgrades, this delightful home is perfect for first-time buyers, downsizers, or anyone seeking a well-presented property in a popular, well-connected setting.

Location

The village of Grove lays approx. 13 miles south-west of Oxford where the Thames Valley meets the Berkshire Downs and is well situated for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus the rail links in Oxford, Didcot, and Swindon. Its favoured position gives the village a peaceful aspect and it stands amid traditional farming areas. Despite this, Grove has grown, in post-war years, from a small, self-sufficient hamlet to a thriving modern community with shops





and schools to meet the needs of its newcomers. The extensive acreage given over to housing is designed for ease of access to the modern schools in comparative safety, along with a network of walkways, only seldom needing to cross roads or encounter traffic. With more comprehensive facilities available in nearby Wantage, Grove offers much more than the average village.

what3words

[w3w.co/supplied.boards.combines](https://www.what3words.co.uk/supplied.boards.combines).



Tenure

Freehold.

Ofcom

For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>. If Rightmove has deleted this link, please click on the attached PDF brochure and follow the link provided there.

Utilities

All mains services are connected.

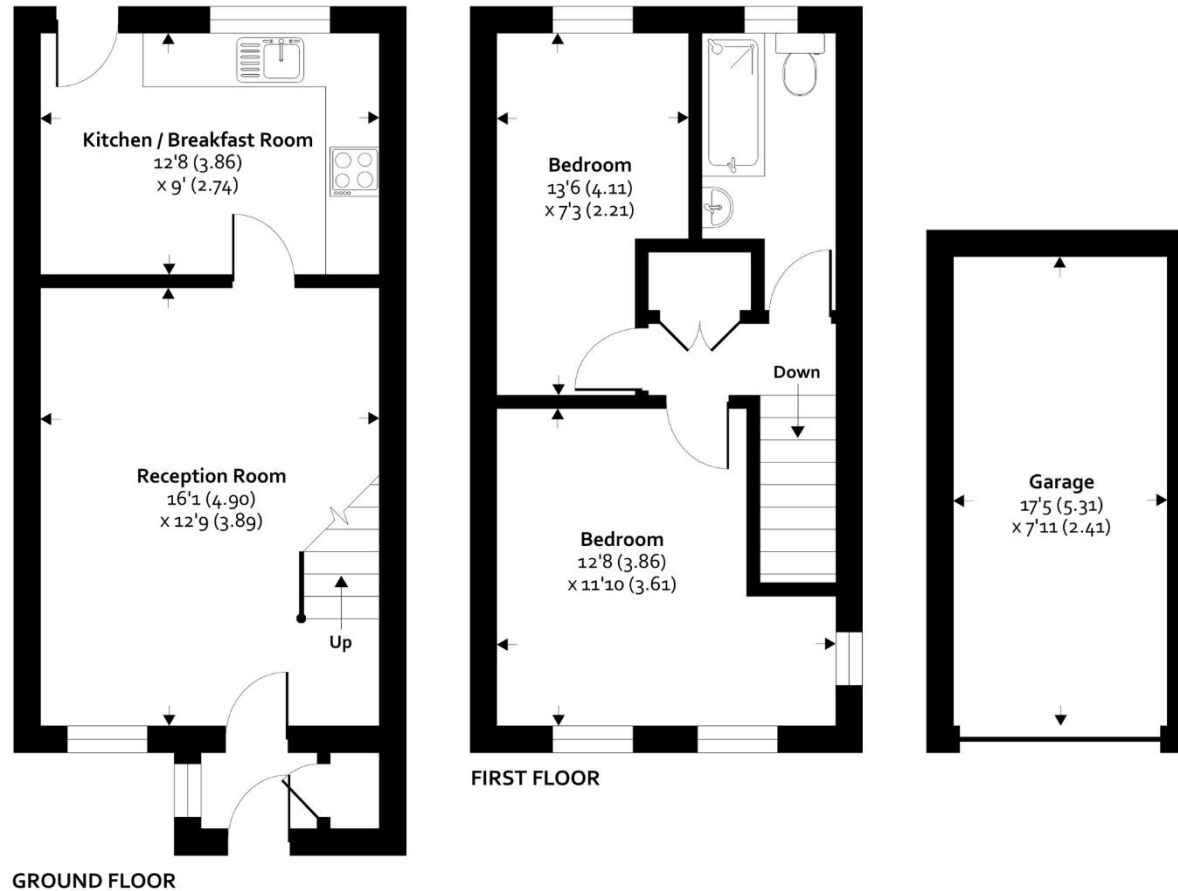




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8 Mallard Way, Grove, Wantage, OX12 0QG

Approximate Area = 679 sq ft / 63.1 sq m
Garage = 140 sq ft / 13 sq m
Total = 819 sq ft / 76.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Green & Co. REF: 1370668

GREEN®

Heating Type

Gas-fired central heating to radiators.

EER

C.

Council Tax Band

C.

Other Material Information

Planning Permission has been granted for 1500 dwellings and associated infrastructure on the nearby Grove Airfield and thereabouts.

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CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

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